

Debt Acquisition Company of America V, LLC
 1565 Hotel Circle South, Suite 310
 San Diego, CA 92108
 (619) 220-8900

UNITED STATES BANKRUPTCY COURT
 DISTRICT OF NEVADA

In re:) Chapter 11
) Jointly Administered Under
) Case No. BK-S-06-10725 LBR
 USA COMMERCIAL MORTGAGE COMPANY)
) **NOTICE OF TRANSFER OF CLAIM**
 Debtors.) **OTHER THAN FOR SECURITY AND**
) **WAIVER OF NOTICE**
) Bankruptcy Rule 3001(e)(1)

PLEASE TAKE NOTICE that the scheduled claim of **JANET SZABO** ("Transferor") against the Debtor in the amount of **\$25,107.97**, as listed within Schedule E of the Schedules of Assets and Liabilities filed by the Debtor, and all claims of Transferor have been transferred and assigned other than for security to Debt Acquisition Company of America V, LLC ("DACA"). The signature of the Transferor on this document is evidence of the transfer of the claims and all rights there under. Transferor hereby agrees to waive notice as described by Bankruptcy Rule 3001 (e)(1).

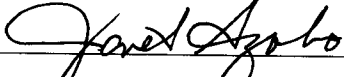
I, the undersigned Transferor of the above-described claims, hereby assign and transfer my claims and all rights there under to DACA upon terms as set forth herein and in the offer letter received. I authorize DACA to take the steps required to transfer the above claim or claims into their name. I represent and warrant that the claim is not less than \$25,107.97 and has not been previously objected to, sold, or satisfied. Upon notification by DACA, I agree to reimburse DACA a pro-rata portion of the purchase price if the claim is reduced, objected to, or disallowed in whole or part by the Debtor, the Court, or any other party. Interpretation of this agreement that results in legal proceedings shall be initiated and adjudicated in the County of San Diego, State of California. Other than as stated above, DACA assumes all risks associated with the debtor's ability to distribute funds. I agree to deliver to Debt Acquisition Company of America any correspondence or payments received subsequent to the date of this agreement. The clerk of the court is authorized to change the address regarding the claim of the Transferor to that of the Transferee listed below.

TRANSFEROR:

JANET SZABO

292 FRANCISCO ST HENDERSON, NV 89014-6026

Print Name Janet Szabo Title Account Executive

Signature  Date 7/31/06

Updated Address (if needed) _____

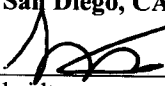
Phone 702 570 2000 Fax _____ E-Mail premadoll@hotmail.com

TRANSFeree:

DEBT ACQUISITION COMPANY OF AMERICA V, LLC

1565 Hotel Circle South, Suite 310, San Diego, CA 92108

Signature: _____


 Tom Scheidt